

**CALIFORNIA TAHOE CONSERVANCY**

1061 Third Street  
SOUTH LAKE TAHOE, CA 96150  
(530) 542-5580

**Environmentally Sensitive Lands Acquisition Contact Letter - Sample**

Re: **El Dorado / Placer County** Assessor Parcel Number \_\_\_\_\_

As you may know, the California Legislature in 1984 activated the California Tahoe Conservancy, a State agency, and designated it to carry out various objectives, including a program of acquisitions of environmentally sensitive parcels in the Lake Tahoe Basin. Historically, funding for this program primarily came from the Lake Tahoe Acquisitions Bond Act, approved by California voters in November 1982. Due to the successful operation of the program, these funds were completely expended. Currently the Conservancy uses other funding sources for new acquisitions.

The Conservancy has adopted criteria for the evaluation of up to 7,400 environmentally sensitive, privately-owned, undeveloped parcels through the current fiscal year, and has commenced pre-acquisition activities on eligible lots or parcels. The eligible parcels include stream environment zones, high-hazard lands, substandard properties, sensitive shore-zone lands and man-modified parcels or other lands needed to protect the natural environment on the California side of the Lake Tahoe Basin. Parcels are first screened for suitability through physical inspections and title review. Appraisals are then prepared to determine the fair market value of those parcels deemed suitable for acquisition. Appraised current fair market value forms the basis for any offer by the Conservancy.

Our land acquisition efforts are currently focused on those portions of subdivisions where paved roads and utilities do not exist. Residential development of the remaining parcels in these “road-less areas” could be too costly for landowners, and their development could also have a significant impact on the Basin’s natural environment and the water quality of Lake Tahoe.

If your parcel is located within one of the remaining road-less areas and if you would like the Conservancy to conduct a pre-acquisition evaluation of your property, please sign and return the permission form. This permission will allow us to perform an on-site inspection, order a preliminary title report, and appraise your property, at absolutely no cost or obligation to you. If there is more than one owner, only the signature of a designated representative is required.

Please keep in mind that this letter does not constitute an offer of purchase, nor does it bind you to sell your property. Whether a purchase offer is extended will depend upon: the results of the Conservancy's investigation of the land capability or other appropriate resource characteristics; other physical conditions and the title status of the land; the availability and allocation of funds for the purchase of environmentally sensitive lots by the Conservancy; and any other matters which may bear on the suitability of the parcel(s) for Conservancy acquisition. Please note, in addition, that any such offer would be contingent upon the approval of the Conservancy's Governing Board and other applicable State entities.

Should you have any questions about the program, please direct them to myself, Amy Cecchettini (530) 543-6033, or Gerry Willmet (530) 543-6042. Thank you for keeping the California Tahoe Conservancy in mind regarding the potential sale of your property.

Sincerely,

Bruce A. Eisner  
Program Manager-Acquisition  
and Resource Management